

Grantee: Lansing, MI

Grant: B-08-MN-26-0007

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-26-0007

Obligation Date:

03/30/2009

Grantee Name:

Lansing, MI

Award Date:**Grant Amount:**

\$5,992,160.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Dorothy Boone

Disasters:**Declaration Number**

NSP

Plan Description:

Population in Lansing has been declining slowly for two decades. Unemployment has increased to more than 10% city wide, and the number of vacant units topped 13% of the housing stock even before the mortgage foreclosure crisis began to hit in full. The number of foreclosures more than tripled between 2004 and 2007 and has continued to rise through 2008. Most of the City faces a high or very high risk of foreclosure abandonment in the next 18 months. Eight areas of the city have seen a concentration of subprime lending and foreclosure activity. They are Comstock Area, Prudden, Oak Park, Urbandale, Vision 2020, Potter Walsh, Baker Donora and Southwest Lansing neighborhoods.

Recovery Needs:

Activities need to take place to encourage stabilization of the housing market. Excess supply of housing needs to be reduced by acquiring and demolition of vacant blighted housing units or substandard housing that cannot be fully rehabilitated because it is located in flood prone areas. Vacant housing that is contributing to neighborhood decline needs to be rehabilitated and sold. Some vacant housing units need to be rehabilitated for rent to homeless families. Neighborhood stabilization assistance needs to be made available to help citizens mobilize themselves to combat blight and housing deterioration. Some new construction is needed on infill lots. Prospective home owners need assistance to reduce financial barriers to home ownership and overcome reluctance to purchase in an uncertain housing market. Funds need to be spent on administrative activities necessary to complete neighborhood stabilization initiatives.

Overall**This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$6,192,160.00

Total CDBG Program Funds Budgeted

N/A

\$5,992,160.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$11,346.06

\$78,302.41

Match Contributed

\$0.00

\$267,000.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	98.555%
Minimum Non-Federal Match	\$0.00	\$267,000.00
Limit on Public Services	\$898,824.00	\$0.00
Limit on Admin/Planning	\$599,216.00	\$21,721.97
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Acquisition activity was first priority this quarter because key activities, especially rehabilitation and demolition, are dependent on completing acquisition first. Despite difficulties encountered with the First Look system and actually closing for HUD held properties, 32 properties were acquired or in process of acquisition at the end of the quarter. This brings the total acquired so far to 41. During the quarter, 27 properties were identified for demolition, 9 were selected for rehabilitation and resale and 4 were selected for rehabilitation for occupancy by homeless families. Sources of acquisition include tax foreclosed properties, Fannie Mae, HUD held and REO properties held by lenders. Acquisition prices averaged slightly less than half of appraised values.

Acquisition procedures have been refined to include documentation of foreclosure status. SHPO reviews and appraisals are proceeding relatively timely. Only vacant, foreclosed structures have been acquired.

Acquisition is a little more than 50% complete in comparison to the number of units projected for acquisition.

Because acquisition costs are a little lower than expected to date, more units may be acquired than were originally projected. This activity will continue to be a high priority during the next quarter.

Bids were solicited and vendors were selected for appraisals, architectural services and hazardous materials assessments. Contracts were executed and this work is underway. Architectural plans for the rehabilitation of the Neighborhood Empowerment Center are expected to be completed in the next quarter.

Architectural drawings were developed for one new construction unit on an infill lot. Construction is expected to start on this project next spring. Work is underway to develop plans and specifications for 13 properties selected for rehabilitation, and construction has started for two properties. One is expected to be completed and ready for occupancy by about the end of the next quarter. Construction is expected to begin for 4 more units before the end of the year.

Assessments for hazardous materials are in progress for units planned for demolition. Bid solicitations for demolition will be prepared during the next quarter.

No homeowners have been assisted to date. Two prospective buyers declined to proceed with homeowner purchase rehabilitation projects. Fifteen buyers were assisted with down payment assistance, but HOME funds were used because the buyers all qualified at or below 80% of area median income.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-1, PSH-Development Project Bucket	\$0.00	\$1,500,000.00	\$0.00
2-1, Library Rehabilitation	\$0.00	\$500,000.00	\$0.00
3-1, GLHC HPR Bucket	\$0.00	\$400,000.00	\$0.00
4-1, Demo Bucket	\$0.00	\$300,000.00	\$0.00
5-1, ADR Bucket	\$0.00	\$800,000.00	\$0.00
6-1, New Construction Bucket	\$0.00	\$250,000.00	\$0.00
7-1, Down Payment Assistance Bucket	\$0.00	\$90,000.00	\$0.00
8-1, Land Bank Acquisition, Disposition, Maintenance Bucket	\$0.00	\$1,552,944.00	\$0.00
9, Administration	\$0.00	\$599,216.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0

Activities

Grantee Activity Number:	1
Activity Title:	Permanent Supportive Housing Development

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

1-1

Project Title:

PSH-Development Project Bucket

Projected Start Date:

12/01/2008

Projected End Date:

03/01/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

OCOF

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire and rehabilitate foreclosed homes for use as permanent supportive housing for homeless families.

Location Description:

NSP eligible block group

Activity Progress Narrative:

Renovation is planned or under way at four properties which were selected for full rehabilitation and reuse as housing for homeless families. Blower door tests and lead paint assessments were completed for two units. Specifications for rehabilitation were completed and a contractor was selected for one unit. No construction work had been started as of the end of the quarter.

1 property is located in each of the following target areas: Potter Walsh, Comstock, Southwest Lansing and Vision 2020.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	4/15
# of housing units	0	0	4	0/0	0/0	4/15
# of Households benefitting	4	0	4	4/15	0/0	4/15

Activity Locations

Address	City	State	Zip
1205 E. Main	Lansing	NA	48912-
3201 Risdale	Lansing	NA	48910-
816 N. Walnut	Lansing	NA	48906-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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Grantee Activity Number:	2
Activity Title:	Rehabilitation of former Library

Activity Category:

Rehabilitation/reconstruction of public facilities

Activity Status:

Planned

Project Number:

2-1

Project Title:

Library Rehabilitation

Projected Start Date:

03/01/2009

Projected End Date:

06/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

GLHC

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
Match Contributed	\$0.00	\$267,000.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitate a 17,000 sq. ft. building for use as a one-stop Housing and Community Resource Center/Neighborhood Empowerment Center.

Location Description:

Corner Maple St. and Pine St. in Comstock NSP priority area, census tract 5.

Activity Progress Narrative:

Bids were solicited for providing design services to prepare rehabilitation plans and specifications for the former Michigan School for the Blind library building. The vacant building has been purchased by the Greater Lansing Housing Coalition and is to be rehabilitated as a Neighborhood Empowerment Center. The Center is located in a neighborhood where the average income is 43.78% of the area median income, and that has been hard hit by foreclosure. The Center will offer resources for housing and will include Head Start classrooms. The architectural firm Hobbs + Black was awarded the contract for design services. No NSP funds were disbursed for this project during the quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Public Facilities	0	0	1	0/0	0/0	2/1
# of Non-business Organizations	0	0	0	0/0	0/0	2/2
# of Persons benefitting	0	0	0	7000/3000	5000/2000	12000/5000

Activity Locations

Address	City	State	Zip
1100 N. Pine at Maple	Lansing	NA	48906-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	3
Activity Title:	Homeowner Purchase Rehabilitation (HPR)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

3-1

Project Title:

GLHC HPR Bucket

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

GLHC

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Assist eligible home buyers in selecting, acquiring, rehabilitation properties and finding affordable fixed-rate mortgages.

Location Description:

Southwest Lansing or any NSP eligible block group.

Activity Progress Narrative:

Rehabilitation specialists inspected two properties on behalf of buyers who were interested in acquiring them and using NSP funds for rehabilitation. The acquisitions would have been feasible, but both buyers withdrew from participation.

Both properties were located in Southwest Lansing, our target area with the strongest real estate market at present.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/0	0/8	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 4**Activity Title: Demolition of blighted property****Activity Category:**

Clearance and Demolition

Activity Status:

Under Way

Project Number:

4-1

Project Title:

Demo Bucket

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

ICLB

Overall**Jul 1 thru Sep 30, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$300,000.00

Total CDBG Program Funds Budgeted

N/A

\$300,000.00

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

ICLB

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Demolition of blighted property that is not feasible for rehabilitation.

Location Description:

Homes in 100 year flood plain or any NSP target area.

Activity Progress Narrative:

No properties had been demolished as of the end of the quarter. Bids were solicited for assessment of environmental hazards in preparation for demolition. Two hazard assessment firms were selected and contracts were drafted and executed.

Deconstruction models were reviewed and deconstruction procedures were planned as an alternative to demolition for some sites. Deconstruction options were analyzed, but no deconstruction bids were prepared during the quarter.

As of the end of the quarter, 27 properties were identified for demolition and clearance or deconstruction. Bids were being prepared for demolition and clearance for a total of 25 properties. Of these, 4 properties were acquired last quarter, 5 properties were pending closing as of 9/30/2009, and 16 properties were pending acquisition after property tax foreclosure. Deconstruction is planned for the remaining 2 units.

The properties are located in the following target areas: 4 in Urbandale, 2 in Potter-Walsh, 6 each in Baker-Donora and Prudden-East Village, 3 each in Comstock and Vision 2020, and 1 in Southwest Lansing.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	27	0/0	0/0	27/60
# of housing units	0	0	28	0/0	0/0	28/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

Address	City	State	Zip
1501 E. Kalamazoo	Lansing	NA	48912-
1036 McCollough	Lansing	NA	48912-
1114 S. Holmes	Lansing	NA	48912-
1437 Pontiac	Lansing	NA	48910-
1005 Shepard	Lansing	NA	48912-
813 Johnson	Lansing	NA	48906-
606 Leslie	lansing	NA	48912-
1521 Lyons	Lansing	NA	48910-
725 E. Park Terrace	Lansing	NA	48906-
512 Baker	Lansing	NA	48910-
1345 Emerson	Lansing	NA	48906-
530 S. Mifflin	Lansing	NA	48912
608 Baker	Lansing	NA	48910-
4529 Pleasant Grove	Lansing	NA	48910-
1617 Bailey	Lansing	NA	48910-
832 Johnson	Lansing	NA	48906-
515 Rulison	Lansing	NA	48915-
1124 Reo	Lansing	NA	48910-
903 N. Pine	Lansing	NA	48906-
1315 W. Lenawee	Lansing	NA	48915-
903 May	Lansing	NA	48906-
922 Baker	Lansing	NA	48910-
1308 E. Grand River	Lansing	NA	48906-
1412 N. Chestnut	Lansing	NA	48906-
1132 Farrand	Lansing	NA	48906-
333 N. Pennsylvania	Lansing	NA	48912-
222 S. Martin Luther King Blvd.	Lansing	NA	48915-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 5

Activity Title: Acquisition, Rehabilitation and Resale (ADR)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

5-1

Project Title:

ADR Bucket

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

ICLB

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
ICLB	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquire and rehabilitate foreclosed properties for sale to eligible home buyers.

Location Description:

NSP eligible areas.

Activity Progress Narrative:

Nine properties were selected for rehabilitation and resale to home buyers. Rehabilitation plans were completed and construction started for one property. Rehabilitation work is in the planning stage for the remaining 8 properties. Low or moderate income status of buyers is not known at this time. Of the 9 properties selected for rehabilitation and resale, 7 are in the Southwest Lansing target area and one each is located in the Comstock and Vision 2020 target areas.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	9	0/0	0/0	9/10
# of housing units	0	0	9	0/0	0/0	9/10
# of Households benefitting	0	0	9	0/0	0/10	9/10

Activity Locations

Address	City	State	Zip
1031 Queen	Lansing	NA	48906-
4123 Balmoral	Lansing	NA	48911-
2040 Reo Rd.	Lansing	NA	48910-
3205 Ronald	lansing	NA	48911-
1201 Dakin	Lansing	NA	48912-
3118 Risdale	Lansing	NA	48911-
5234 Lark Circle	Lansing	NA	48911-
1224 W. Lenawee	Lansing	NA	48915-
5217 Renee	Lansing	NA	48911-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	6
Activity Title:	New Construction

Activity Category:

Construction of new housing

Project Number:

6-1

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

New Construction Bucket

Projected End Date:

03/01/2013

Responsible Organization:

ICLB

Overall
Jul 1 thru Sep 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$250,000.00
Total CDBG Program Funds Budgeted	N/A	\$250,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
ICLB	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Infill Construction of new housing for sale to NSP eligible home buyers.

Location Description:

Comstock Area, Oak Park Area or Prudden Area

Activity Progress Narrative:

Architectural plans were prepared for a single family home to be constructed on a lot which is currently occupied with a blighted, foreclosed home that will be demolished. The newly constructed replacement home will have 3 bedrooms and 2 baths and will meet 5-Star energy efficiency standards. It will also meet universal design standards and be adaptable to accommodate mobility impaired occupants. The plans incorporate passive solar heat. The new home will be marketed to LMMI home buyers.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	1	0/0	0/0	1/2
# of Households benefitting	0	0	0	0/0	0/2	0/2

Activity Locations

Address	City	State	Zip
5221 Hughes Rd.	Lansing	NA	48911-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	7
Activity Title:	Down Payment Assistance (DPA)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

7-1

Project Title:

Down Payment Assistance Bucket

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Lansing

Overall
Jul 1 thru Sep 30, 2009
To Date

Total Projected Budget from All Sources	N/A	\$290,000.00
Total CDBG Program Funds Budgeted	N/A	\$90,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Down payment assistance for NSP eligible home buyers purchasing a foreclosed home in one of the City's priority NSP areas.

Location Description:

NSP eligible priority areas.

Activity Progress Narrative:

No home buyer assistance loans were made this quarter using NSP funds. 15 home buyers were assisted with HOME funds because they qualified with income at or below 80% of AMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/6
# of Households benefitting	0	0	0	0/0	0/6	0/6

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

Affordable fixed-rate mortgages	\$200,000.00
Total Other Funding Sources	\$200,000.00

Grantee Activity Number:	8
Activity Title:	Acquisition

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

8-1

Projected Start Date:

03/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Land Bank Acquisition, Disposition, Maintenance Bucket

Projected End Date:

03/01/2019

Responsible Organization:

ICLB

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,552,944.00
Total CDBG Program Funds Budgeted	N/A	\$1,552,944.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$5,308.86	\$56,580.44
ICLB	\$5,308.86	\$56,580.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties for rehabilitation, sale, demolition or land banking. Includes the cost of property maintenance.

Location Description:

Comstock area, Oak Park, Prudden, Vision 2020, Baker Donora, Urbandale, Potter Walsh and Southwest Lansing.

Activity Progress Narrative:

Much acquisition related activity was undertaken during the quarter. Offers were made for 32 properties. Offers were accepted and closings were pending for 15 properties at the end of the quarter, 16 properties were pending acquisition through the property tax foreclosure process, and one sale was closed. The average acquisition cost for 10 properties closed from the start of the grant to date was \$11,112 in comparison to average appraised value of \$26,050 for those properties.

Contracts were negotiated and executed for 3 appraisal firms who responded to the bid solicitations. Appraisals were requested for 18 properties. Response time for completed appraisals was 3-4 weeks.

Requests for historical review were sent to the SHPO for 39 properties. SHPO responses generally were received in 1-2 weeks.

At the end of the quarter, offers were pending seller response on 11 more properties. Another 21 properties were being screened for possible offer to purchase.

Attempted acquisitions were unsuccessful for 5 properties during the quarter where offers were made but not accepted by the seller. Many more properties were screened for possible acquisition but were not pursued because the property did not fit acquisition priorities, because the property was not yet foreclosed or was not currently available for sale, because the seller did not respond or the property was otherwise not a good fit for NSP acquisition.

The acquisitions were located in the following target areas: 2 in Urbandale, 7 each in Baker-Donora, Prudden-East Village and Southwest Lansing, 5 in Comstock, 2 in Vision 2020 and 2 in Potter-Walsh.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	32	0/0	0/0	40/70
# of housing units	0	0	33	0/0	0/0	41/70

Activity Locations

Address	City	State	Zip
4529 Pleasant Grove	Lansing	NA	48910-
512 Baker	Lansing	NA	48910-
608 Baker	Lansing	NA	48910-
816 N. Walnut	Lansing	NA	48906-
813 Johnson	Lansing	NA	48906-
2201 W. Main	Lansing	NA	48915-
903 N Pine	Lansing	NA	48906-
1437 Pontiac	Lansing	NA	48910-
1617 Bailey	Lansing	NA	48910-
1501 E. Kalamazoo	Lansing	NA	48912-
3205 Ronald	Lansing	NA	48912-
1132 Farrand	Lansing	NA	48906-
5234 Lark Circle	Lansing	NA	48911-
1308 E. Grand River	Lansing	NA	48906-
1124 Reo	Lansing	NA	48910-
1412 N. Chestnut	Lansing	NA	48906-
5217 Renee	Lansing	NA	48911-
1201 Dakin	lansing	NA	48912-
1005 Shepard	Lansing	NA	48912-
4123 Balmoral	Lansing	NA	48911-
922 Baker	Lansing	NA	48910-
606 Leslie	Lansing	NA	48912-
1345 Emerson	Lansing	NA	48906-
725 E Park Terrace	Lansing	NA	48906-
1031 Queen	Lansing	NA	48906-
832 Johnson	Lansing	NA	48906-
333 N. Pennsylvania	Lansing	NA	48912-
530 S. Mifflin	Lansing	NA	48912
903 May St.	Lansing	NA	48906-
2040 Reo Rd.	Lansing	NA	48910-
515 Rulison	Lansing	NA	48915-
1521 Lyons	Lansing	NA	48910-

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Total Other Funding Sources	\$0.00

Affordable fixed-rate mortgages	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	9
Activity Title:	General Program Administration

Activity Category:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
9	Administration
Projected Start Date:	Projected End Date:
10/01/2008	03/01/2019
National Objective:	Responsible Organization:
N/A	City of Lansing

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$599,216.00
Total CDBG Program Funds Budgeted	N/A	\$599,216.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$6,037.20	\$21,721.97
City of Lansing	\$6,037.20	\$21,721.97
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative activities required to implement the NSP grant.

Location Description:

N/A

Activity Progress Narrative:

Administrative activities during the quarter included contract negotiations, hiring an NSP coordinator, preparing and issuing RFPs for appraisals, hazard assessments and demolition, processing approvals for acquisition of tax foreclosed properties, establishing criteria for screening property for acquisition and disposition, and developing procedures for billing, record keeping and monitoring work flow.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
